

TOWN OF STOW

REQUEST FOR PROPOSALS FOR THE SALE AND PURCHASE OF REAL PROPERTY IN THE TOWN OF STOW

July 3, 2007

1. AWARDING AUTHORITY

The Town of Stow (the "Town").

2. PROJECT DESCRIPTION

The Town, through the Recreation Department and under the guidance and direction of the Board of Selectmen, seeks land for future active recreational needs. The Town is soliciting interest from local property owners who want to consider selling qualified property.

3. QUALIFIED PROPERTY

The minimum qualifications for consideration are as follows:

1. A property must have at least 7 acres of land.
2. The property must be located in its entirety within the town of Stow.
3. The property must have adequate legal frontage on, and access to, a public way.

4. EVALUATION CRITERIA

All properties offered to the Town in response to this solicitation must meet the minimum qualifications outlined above. The Recreation Commission and its designees, with the advice of counsel where requested, will read and evaluate all proposals using the following criteria, and higher ratings may be assigned based upon this evaluation. The cost, if any, to perform the evaluation will be the responsibility of the Town.

- Overall size vs. number of useable acres: A parcel larger than 7 acres may be considered as long as it contains at least 7 useable acres.
- Offer price relative to fair market value: A property offered at or below its fair market value will receive a higher rating than a property offered above its fair market value.
- Ease of development: A property that is unconstrained by wetlands, topographic features, or other impediments will receive a higher rating than a parcel with constraints to development.
- Access to public roads: A property that has direct and immediately accessible frontage on a Town or State road will receive a higher rating than a parcel not so located.
- The characteristics of the soils and the availability of water: The evaluation will assess the potential impact of these factors on the potential development of recreational facilities and the Town's ability to secure all required local and state site development permits.

- Encumbrances: The property deed will be examined to ensure that it contains no restrictions or liens that would preclude or unreasonably interfere with any of the property's intended uses as noted above.
- Hazardous waste: Preference will be given to properties that are not included on the "List of Confirmed Disposal Sites and Locations To Be Investigated" (Bureau of Waste Site Cleanup, Mass. DEP).

5. PURCHASE PRICE

To be negotiated; however, all properties offered for sale to the Town must have an offer price.

6. CONTINGENCIES

The acquisition of a property is contingent on approval by Stow Town Meeting and Stow Town Election.

7. PROPOSAL REQUIREMENTS

All proposals must be submitted in a sealed envelope marked "Recreation Land Purchase Proposal". Each proposal must include the following items with the exception of those designated "if available":

- a) A letter of application including: the name, address, and telephone number of the individual or entity offering the property for sale, identification of all legal and beneficial owners of the property, and any terms or conditions placed on the offer. The letter of application must also contain an offer for sale to the Town.
- b) A brief description of the property including: location (book and page number), street address, total size, and if available: topographical information, access to utilities, and location and extent of wetlands.
- c) An aerial photograph, if available, or other map or plan identifying the property and its relationship to abutting properties.
- d) Any professional reports related to the property such as test wells, soil tests, wetlands delineations, and wildlife/endangered species assessments, if available.
- e) Opinion of title from an attorney licensed in the Commonwealth, if available.
- f) Details on any easements, restrictions, or encroachments, if available.
- g) Certification of tax compliance.
- h) The price for which the property is being offered.

8. DEADLINE

Six (6) copies of the proposal must be submitted by 4:00 pm on August 31, 2007 to:

The Recreation Commission
Town of Stow
Town Building
380 Great Road
Stow, MA 01775

There will be a public bid opening at the Stow Town Building at 1:00pm on September 4, 2007.

9. INQUIRIES

Written inquiries should be directed to:

Mr. William J. Wrigley
Town Administrator
Town of Stow
Town Building
380 Great Road
Stow, MA 01775

Written questions regarding this RFP will be accepted until August 3, 2007 if mailed to the address above. Answers, to the best of the Recreation Commission's ability, will be provided within ten (10) days of the written request being received by Mr. Wrigley. All questions and responsive answers will be considered public records.

10. RIGHT TO REJECT ANY AND ALL PROPOSALS

The Recreation Commission, on behalf of the Town, reserves the right to reject any and all proposals and to not accept any should it be deemed to be in the best interest of the Town to do so.